

BROWN BAG LUNCH MECHANICAL INSPECTION ITEMS

1. LADDERS

Question:

Why should Contractor's be required to provide ladders to access work?

Conclusion:

Coordination is the key element. City staff viewed the possibility of obtaining alternate ladders but it was ultimately concluded the need for an alternate ladder other than those currently furnished does not occur very often; therefore, we will not purchase any additional equipment at this time.

2. FLEX DUCT

Question:

Request for clarification and specific code reference on the three items listed below:

- Support flex duct in accordance with manufacturer's installation instructions.
- Flex duct installation creates air flow restriction.
- Cannot insulate metal boxes, fittings and/or duct with flex duct insulation.

Conclusion:

The duct installation must be consistent with the installation instructions.

3. INSTALLATION OF EXHAUST DUCTWORK FOR BATHROOM EXHAUST FANS.

Question:

With regards to completing the installation of exhaust ductwork for the bathroom exhaust fans, can this item be Approved with Exception (AE)? Many times the HVAC is completed before the electric is installed and there is no vent fan to connect to. Can this item be inspected at the time of the electrical inspection or frame inspection?

Conclusion:

If the bathroom exhaust fan is not installed at the time of the rough-in inspection and it is the only item remaining the Building Inspectors can result the mechanical rough-in inspection as AE (Approved with Exception) noting the bathroom exhaust fan needs to be installed and inspected. This will allow the builder to proceed with the required inspection sequence up to and including the frame inspection. The notes placed in the database by the Inspector will notify the Permit Technician staff it is acceptable to proceed with the frame inspection when all prerequisite rough inspection results support this conclusion.

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4. EQUIPMENT INSTALLATION.

Question:

Please clarify, “install equipment in accordance with listing”.

Conclusion:

The installation instructions for the appliances must be on-site at the time of the inspection in order to receive an approved inspection. It is acceptable to place them in a drawer in the kitchen closest to the appliance. Inspectors will look more thoroughly around appliances, including in drawers, for the instructions.

5. CONSISTENCY ON INSPECTIONS AND UNIFORM APPLICATION OF THE CODE.

Question:

We request consistency in inspections and uniform application of the code. Examples are items such as, On-site consultations and Air Duct insulation R-Values.

Conclusion:

Regarding on-site consultations, Communication is an essential ingredient to a successful inspection process. The Chief Building Official acknowledged there is certainly room for improvement both amongst staff and with customers and contractors. New computer technology may assist in the communication process overall; however, inspectors need to be as thorough as possible in their responses.

Regarding air duct insulation R-values, the code requires the equivalent length of a concealed dryer exhaust duct to be identified by a permanent label or tag within 6 feet of the exhaust duct connection. As a minimum, this information may be placed inside the washer box or dryer duct receiver housing using a permanent, contrasting color marker with legibly printed characters and/or numbers a minimum ½ inch in vertical dimension specifying: RISK OF FIRE. The net equivalent length of dryer duct from this location varies. This number is determined by the dryer installation instructions that are not all the same.